

**APPROVED
AFFORDABLE HOUSING ADVISORY COMMITTEE
MIZELL CENTER – 1409 NW 6 STREET
2ND FLOOR AUDITORIUM
MONDAY, MAY 17, 2010 – 8:30 A.M.**

Committee Members	Attendance	Cumulative Attendance 7/09 through 6/10	
		Present	Absent
Rebecca Jo Walter, Chair	P	6	0
Janet Riley, Vice Chair	P	5	1
Margie Alexander	P	5	1
Tam English (arr. 8:35 a.m.)	P	5	1
Peter Henn	P	6	0
Jim Jordan (arr. 8:40 a.m.)	P	5	1
Jonathan Jordan	P	4	2
Roosevelt Walters	P	6	0
Bradley Deckelbaum	P	2	0

Staff

Susan Batchelder, Liaison, Community Development Division
Jonathan Brown, Manager, Housing and Community Development
Angelia Basto, Clerk/Typist II
Liz Davila, ProtoType Inc.

Communications to City Commission

Motion made by Mr. Jonathan Jordan, seconded by Mr. English, to follow through with the memorandum drafted by Mr. Henn and have staff forward the memorandum to the City Commission. In a voice vote, the **motion** carried unanimously.

Motion made by Mr. Deckelbaum, seconded by Mr. Walters, to request additional guidance from the City Commission regarding dedicated sources of funding for affordable housing opportunities within the City of Fort Lauderdale. In a voice vote, the **motion** carried unanimously.

Call to Order

Chair Walter called the meeting to order at 8:36 A.M.

Roll Call

Ms. Batchelder called the roll and it was determined a quorum was present.

Approval of Minutes Summary – April 19, 2010

Chair Walter said she had corrections to the minutes. On page six, under infill strategies, second paragraph, Chair Walter said Mr. Brown, not Mr. English. On page seven, take the “s” off the Chair’s last name.

Chair Walter asked Mr. Henn if he was comfortable with the way his comments were represented on page three, the third and fourth paragraphs. Mr. Henn said that is what he said and accepted the quotations.

Chair Walter asked the Committee if there were any more changes that need to be made.

Motion made by Mr. Walters, seconded by Mr. Deckelbaum to accept the minutes from April 19, 2010 as corrected. In a voice vote, the **motion** passed unanimous.

Update on Ordinance Revisions

Ms. Batchelder said that the City Attorney is reviewing the ordinance. The Assistant City Attorney is reviewing the Ordinance, comparing it to local and state laws, and has a couple questions, which need to be answered. They are planning on resolving those questions and taking the ordinance to the City Commission on June 1st.

Chair Walters asked if anyone on the Committee had any questions about the ordinance revisions. There were no questions about the ordinance revisions.

Affordable Housing Strategic Implementation Plan

▪ **Research Reports**

Dedicated Sources of Funding - Janet Riley and Peter Henn

Chair Walter asked Mr. Henn and Ms. Riley to present. Mr. Henn prefaced his comments by stating that at the last meeting, the Committee agreed that they need to know if affordable housing will be given a dedicated source of funding, other than SHIP funds, which are disbursed from time to time. Out of this need, Mr. Henn stated he has drafted a memorandum to submit to the Commission, asking for their response, so the Committee will not just be “spinning their wheels.” Mr. Henn said that the memorandum could have been a 50-page document, but he wanted to keep it brief, place the issue before the Commission and ask for initial guidance. Item 15 of the memorandum requests that the Commission invite the Committee for a Conference Agenda Meeting.

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Chair Walter said she thought the memorandum was great and to the point, but asked if there needs to be additional comments stressing the obvious importance of obtaining a dedicated source of funding for affordable housing.

Mr. Henn directed the Committee to review item # 5 of the memorandum, where he has outlined the three sources of funding available for affordable housing in the City. Then, item # 6 speaks to the challenges of obtaining funding other than what is listed in Item # 5.C – Private sector programs and funding. Mr. Henn believes that these Items adequately express Chair Walter's concern about the communicating to the Commission the importance of where the dedicated funding source needs to come from. Chair Walter agrees with Mr. Henn and said she believes the Commission is at a place where they understand the importance of the Committee's request.

Mr. Deckelbaum asked about Items # 11 and # 12, which states that the Committee does not believe dedicated funding will affect commercial development in the City. Mr. Deckelbaum stated that his personal opinion is that a linkage fee may not affect residential development, but that it may affect commercial development.

Mr. Henn replied that since Fort Lauderdale is a commercial and legal hub, certain buildings will not move to adjacent cities in close proximity. Certain hotels will want to be on Fort Lauderdale beach. Mr. Henn conceded that once you begin to take into consideration warehouse and general commercial facilities, Mr. Deckelbaum's opinion has more validity. Mr. Henn said that maybe he, "painted with too broad of a brush, but again, the devil will be in the details of how they structure it."

Mr. Deckelbaum said he was concerned because he does not want the memorandum discredited because it states there will be no impact on commercial development. Mr. Deckelbaum does not believe there will be a significant impact on commercial development, but believes that someone else may argue that there will be some impact on commercial development. Mr. Henn said that is why he used the phrase, "commercial business centers," as opposed to, "commercial development."

Mr. Henn also stated that, as the footnote mentions, a lot of work has been done on this subject and a report that was done by FIU for the Broward County Commission has already been given to the City Commission.

Motion made by Mr. Jonathan Jordan, seconded by Mr. English, to follow through with the memorandum drafted by Mr. Henn and have staff forward the memorandum to the City Commission. In a voice vote, the **motion** carried unanimously.

Chair Walter asked if there were any more comments in regards to dedicated source of funding.

Mr. English stated that finding a dedicated source of funding is going to be the Committee's biggest challenge. The probability of getting a big chunk of funding from any of the sources out there right now is a long shot. Mr. English does not believe the City will substantially increase any fees and feels it is unlikely that the State will give any funds until the economy begins to turn around. The City has no money, the State has no money and the Federal Government is not spending their money anymore, so this item is going to be the most challenging item.

Proximity of New Development - Jonathan Jordan and Jim Jordan

Chair Walter asked Mr. Jonathan Jordan and Mr. Jim Jordan if they had anything to discuss about proximity of new development.

Ms. Batchelder said that back in July the Planning and Zoning department made a presentation reference to City Commission about transportation hubs. After Ms. Batchelder met with Planning and Zoning, she thought the best idea would be for them to come and present to the Committee in June, so the Committee knows what they are planning.

Mr. Jonathan Jordan said he received the County's long-range transportation report. The report lays out the mass transportation routes through the County, as well as the City from now through 2035. The report talks about what is funded and what is not funded. Mr. Jonathan Jordan has been reviewing the report and he said it has helped him get some understanding of what transportation is going to look like in the future and ideas of where the Committee may be interested in placing affordable housing. Mr. Jonathan Jordan stated that after the Committee is able to review the report in a little more detail, he believes it would make sense to sit and speak with the Planning and Zoning department and get their input.

Chair Walter: said at the last meeting there was discussion about how this category was going to be steered and what was going to be produced, and it sounds like the focus will be on locations where the Committee may suggest where affordable housing may be built.

Ms. Batchelder said that Renee Cross and Wayne Jessup said they would come and present to the Committee at their next meeting. Chair Walter said that she would like them to attend, give a five-minute presentation and then stay to answer any questions the Committee may have for them. Mr. Henn suggested that the Committee receive their power point presentation before the next meeting.

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Ms. Alexander said that the day before the meeting she took a drive with her husband around the City. Ms. Alexander went to an 80-unit apartment building where her father lived and found it abandoned. She is interested to know why the property is abandoned.

Mr. English said he is aware of that particular property on the New River and 24th Avenue, and a developer purchased the property three or four years ago, renovated the units and then sold them for two, or three times what they were worth. Most of the buyers were investors and they have abandoned the units. Out of 58 units, only 7 of the units are not in foreclosure. Mr. English said that two banks have offered to give him units, but that he has chosen not to accept them until the Commission makes a decision.

Mr. Walters stated he is familiar with the report Mr. Jonathan Jordan is speaking of asked what the Committee is going to be considered as a transportation hub because there is not really a hub in the report. Mr. Walters said there are smaller hubs, but nothing significant.

Chair Walter asked Mr. Jonathan Jordan if hubs are outlined and defined in the report. Mr. Jonathan Jordan said yes and according to the report, there is a major hub planned around Broward Boulevard and 2nd. Mr. Walters said that is probably the same hub that is there right now. Mr. Jonathan Jordan said that the report says they will expand it and that he is not only interested in finding the hubs, but also the corridors where the transportation will take place. Mr. Walters said that the corridors are different from the hubs. Mr. Walters said there would be corridors on Broward Boulevard, Sunrise Boulevard, Oakland Park Boulevard, Federal Highway and Las Olas Boulevard. As far as Sistrunk Boulevard is concerned, the transportation will detract.

Mr. Walters said that there will not be that much growth in public transportation and said that the only other place he knows of that may be considered a hub will be at Sunrise Boulevard and Powerline Road in the Winn-Dixie shopping center, where there will be a hub for the mini-buses.

Mr. Jim Jordan asked Mr. Walters if he was saying that the City is not going to build anything new. Mr. Walters said there would be modifications to existing roads, but nothing significantly new in regards to public transportation. Mr. Jonathan Jordan passed Mr. Walters a list of the hubs that are going to be built, Mr. Walters said that this list is not much more than what they already have in place.

Mr. English said that the location of the hub is not significant, as long as there is a bus line. Mr. Walters suggested not focusing on the hubs, as much as the bus lines.

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Ms. Riley said she think this is why the Committee needs to hear from the Planning Department.

Mr. Walters suggested that the Committee ask both Planning and Mass Transit come and present at the same time.

Chair Walter said she also wanted to bring up the discussion about the GIS maps. There are two sources available to the Committee. One of the sources is a gallery on the City of Fort Lauderdale website. Chair Walter asked Ms. Basto to re-forward the email Chair Walter sent with the links to the GIS maps. Chair Walter said that the first link pulls maps that have already been created by the Planning Department. The other link allows you to create your own GIS maps. Chair Walter told Mr. Henn that if he is unable to pull the map that the Committee needs, to let her know at the next meeting so she can get staff to assist with the creation of the specific GIS map.

Mr. Henn referenced the memorandum, section 3, where it states that everything the Committee does (Items 1-5) may be able to reduced to one map.

Mr. Henn suggested that when the Committee suggests where to develop new affordable housing, based on future transportation networks, from a land-use, legal point of view, the Committee may need a comprehensive plan amendment to increase density. Mr. Henn said that on the November ballot, there is Amendment 4, which would require every land-use amendment to go through a referendum of the citizens.

Mr. Deckelbaum said it is difficult to control where the opportunities for affordable housing will arise. Mr. Deckelbaum asked if the Committee should set up a mechanism where there would be advocacy to keep the transportation corridors working near affordable housing.

Mr. English said he has lived in Fort Lauderdale his whole lie and Broward County Transit goes where the people are. Mr. Deckelbaum asked if it is worth trying to purchase properties where the transportation corridors are currently located. Mr. English said that question is something that the developers will deal with when the time comes. Mr. English said the Committee can identify blocks or neighborhoods to build on, but there is always the issue of availability. Mr. English said he can identify an ideal space to build on, but if the owner does not want to sell it, then nothing can be done. Mr. English believes the most important issue is making sure the City's policies encourage the development of affordable housing.

Mr. Jonathan Jordan agrees with Mr. English and said the concept of building near a hub, which may, or may not be built, may be the wrong strategy.

Mr. Henn said, thinking ahead, the recommendation for this point may be as simple as recommending an affordable housing overlay district that grants additional density to developers if they meet certain criteria, like being near a road network, or being near employment centers.

Mr. English said it depends on how much density is being granted, because there can be a lot of push back from neighborhoods on increasing density.

Mr. Jonathan Jordan asked if there is any feasibility of considering or suggesting that future multifamily residential development be required to offer a certain percentage of units in the affordable range.

Mr. Henn referenced the memorandum and said he believes they are trying to attain that through inclusionary zoning.

Mr. Jonathan Jordan asked if there is any benefit to saying that paying a "fee in lieu," is not an option and the developer needs to actually build affordable housing.

Mr. Henn said that it would not make sense to put low-income individuals into luxury condominiums because they may not be able to afford the condominium fees, or taxes.

Mr. English said that it is a difficult issue also because the services for the low-income individuals are completely different than the high-income individuals.

Mr. Walters said that 25 years ago the same idea of requiring affordable housing in new developments was brought to the City Commission and the construction industry said, "no" and the City Commission did not see reasons to push it, so it was dropped. Mr. Walters does not think the City Commission will adopt this requirement.

Mr. English said there is a 10-15-story project just north of the bus station that was built using some tax credits, so there are some low and moderate-income units in that building. Mr. English said he would find out what percentage is low-to-moderate income housing.

Mr. Henn said human nature is to resist any tax or fee for oneself, and suggested the idea of a bonus concept for affordable housing. For instance, if zoning code allowed a 12 story project in an area, but then the developers were allowed to build a 16 story project for the fee of one more story, which goes to affordable housing, that would be a win-win for everyone involved.

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Infill Strategies - Tam English and Margie Alexander

Chair Walters said that last month the Committee asked staff to send out the current report of the section in the comprehensive plan that sets out infill strategies.

Mr. English said that the only concern he has is that the report is from the 2005-2010 consolidated plan. Mr. English asked Mr. Brown if he is working on the 2010-2015 consolidated plan and if he has identified any changes to the infill strategy plan. Mr. Brown said he is working on the 2010-2015 plan right now and that he does not anticipate they will be doing very much in regards to infill strategies for the next few years. There are infill lots, but they are limited in what they can do because of the lack of funding.

Mr. Walters asked if the City can purchase and rehabilitate properties.

Mr. English said that neighborhood stabilization is purchasing and rehabilitating properties now.

Mr. English said that until the community absorbs the existing housing stock into homeownership situations, building new housing is not viable. In 2-4 years, when the economy absorbs the housing, the situation may be different. Mr. English said the most important thing is to come up with a coordinated plan.

Mr. Brown asked the Committee if they have seen the list of property that the City owns.

Chair Walter said that list is quite extensive, and that she thinks it would be helpful for Mr. English, Mr. Jonathan Jordan and Mr. Jim Jordan to see that list, especially if there are areas that have already been identified for affordable housing. Mr. English added that there is a State law where Cities and Counties are required to develop a list. Mr. Brown said the City of Fort Lauderdale has complied with that requirement.

Ms. Alexander asked if properties could be sold and the money used to develop new projects.

Mr. Brown said there is a list of properties that are being recommended to the City Commission to sell. The properties that are being suggested to sell are properties that were not purchased with Federal funds, because there is a certain amount of money that needs to be returned to HUD once those properties are sold.

Ms. Alexander said that she met a lady who purchased a home for \$52,000 from the City of Fort Lauderdale. This lady is renovating this house and is planning on

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listing the property for \$152,000. Ms. Alexander said when she found out about this scenario, it gave her a bad taste in her mouth. Mr. English said that just because the lady is listing it for \$152,000 that does not mean someone will purchase the home for that amount.

Coordination, Building Capacity and Partnerships - Roosevelt Walters and Rebecca Walter

Chair Walter said that she and Mr. Walters have been talking to a number of non-profits and agencies.

Mr. Walters said that two Saturdays ago, the Fort Lauderdale CDC had their money was taken for convenience. Mr. Walters said that he spoke with members and they still want to be involved on the rehabilitation end of things. Mr. Walters said that there was \$3M divided between three different agencies and the Fort Lauderdale CDC was left with enough money to rehabilitate 10-15 houses. The other money was divided amongst the two remaining builders, but Mr. Walters is unsure of what happened.

Mr. Brown said that with the Neighborhood Stabilization Program, the commission selected 3 agencies to administer the program. Based on the timeline from HUD, dollars have to be obligated by September of 2010. The first two agencies have obligated all of their dollars; Fort Lauderdale CDC has not obligated any of their dollars. The Commission tried to figure out a way to get out of this particular contract so they can use the money and not have to return it to HUD. The only clause in their agreement is for a termination for convenience, so the Commission elected to do that, in an effort to insure that the City does not lose the \$1.1M.

Mr. English left the meeting at 9:46 a.m.

Chair Walter asked Mr. Walters what other non-profits he is going to speak to. Mr. Walters said Mount Olive, Mount Bethel, Fort Lauderdale CDC and Allen's (I don't know if I spelled that right).

Chair Walter said in her meetings, most of the individuals are providing suggestions for the type of the assistance they need. Part of it is educational, but a major part of it is financial. Most said they would like to see a revolving loan fund. Chair Walter said she is going to meet with BAND, as well as the liaison in the area for the Florida Redevelopment Association. In the fall there is going to be either a program, or a workshop where they want to bring together the City, non-profits, and even for-profit developers to start a conversation and see how we can all work together. Chair Walter said they are very interested in having the Committee and the City work with them and asked Mr. Brown what kind of approval they would need to receive to be able to work with them. Mr. Brown

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said he does not think they can offer to partner with them, but they can provide a facility if they want to use the Mizell Center to meet, it all depends on the day and time. Mr. Brown said that from that meeting they can decide what kind of involvement they want from the City, and then we can go to the City Manager's office to get an approval.

Chair Walter asked the Committee if they would be interested in coordinating and participating. Mr. Walters suggested that the meeting should be their meeting, for their purpose, and this Committee should be invited to attend for learning purposes.

Ms. Riley said she would welcome the chance to participate in that event.

Mr. Walters asked if Stiles was getting into affordable housing with their development in Boca. Mr. Henn said that the property in Boca has become more affordable as a result of the downturn in the market, but that the project is not considered affordable housing.

New Programs – Bradley Deckelbaum

Mr. Deckelbaum said he did not have much to say. There are a lot of programs out there, unfortunately not a lot of funding. Mr. Deckelbaum stated he is still just learning the lay of the land and hopefully next month he will have ideas on how to move forward.

Chair Walter asked Mr. Henn if he thinks the Committee members should follow up with their Commissioners regarding the memo.

Mr. Henn said that he thinks that the memorandum should be sent out and if the Commissioners want to meet, then they should meet with the Chair.

Chair Walter said that she has had a difficult time meeting with the Mayor, so if the Committee wants to hear from the Mayor, someone else may need to try and get an appointment with him.

Communications to City Commission

Motion made by Mr. Jonathan Jordan, seconded by Mr. English, to follow through with the memorandum drafted by Mr. Henn and have staff forward the memorandum to the City Commission. In a voice vote, the **motion** carried unanimously.

Motion made by Mr. Deckelbaum, seconded by Mr. Walters, to request additional guidance from the City Commission regarding dedicated sources of

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funding for affordable housing opportunities within the City of Fort Lauderdale. In a voice vote, the **motion** carried unanimously.

Other Business

Chair Walter asked Ms. Batchelder if Greg Stuart ever responded to staff. Ms. Batchelder said that Mr. Stuart never responded and there are two vacancies on the Board - one under Commissioner Roberts and one under Commissioner Rodstrom. One of the positions is for a planning member and the other is for-profit.

Chair Walter said that on June 18th the Broward Housing Council is having 2010 Affordable Housing Summit. Chair Walter will not be able to attend, but encouraged the Committee members to attend.

Chair Walter said that at the Committee's next meeting, June 21st, she will be out of town at a conference and confirmed that Ms. Riley will be able to attend.

Ms. Batchelder said that there is a Better Meetings Academy on June 7th and encouraged those members who have not attended to please attend.

Adjournment

With no further business to conduct, the meeting adjourned at 10:07 a.m.

City of Fort Lauderdale Affordable Housing Advisory Committee

MEMORANDUM

TO: MAYOR AND CITY COMMISSION (THE "COMMISSION")
FROM: AFFORDABLE HOUSING ADVISORY COMMITTEE (THE "AHAC")
DATE: MAY 17, 2010
RE: REQUEST OF THE AHAC FOR ADDITIONAL GUIDANCE FROM THE COMMISSION REGARDING DEDICATED SOURCES OF FUNDING FOR AFFORDABLE HOUSING OPPORTUNITIES WITHIN THE CITY OF FORT LAUDERDALE (THE "CITY")

2010 MAY 18 PM 1:22

CITY CLERK

1. The AHAC would like to thank the Commission for hosting the joint Commission/AHAC Workshop on March 2, 2010 (the "Workshop"). We appreciate the importance that the Commission placed on providing more affordable housing opportunities within the City.

2. Based on guidance from the Commission at the Workshop, the AHAC is preparing an Affordable Housing Strategic Implementation Plan (the "Plan") for the Commission to consider. The Plan will outline specific action-ordered programs and initiatives that remove existing barriers and increase the production of affordable housing within the City. The AHAC expects to deliver the Plan to the Commission on or before December 2010.

3. Based on guidance from the Commission at the Workshop, the Plan will include the following priorities for the Commission to consider:

- I. Dedicated Sources of Funding – identify available long-term funding that could be used as a dedicated source to fund affordable housing projects.
- II. New Programs – identify, evaluate and recommend existing programs used throughout the State, such as employer assisted housing programs and neighborhood stabilization programs.
- III. Proximity of New Development – identify and recommend locations for new affordable housing development within the City that is near transportation hubs and major employers.
- IV. Infill Strategies – make recommendations and enhance the current coordinated infill strategy for single-family development.
- V. Coordination, Building Capacity and Partnerships – identify strategies that effectively leverage financing and resources through partnerships with the Economic Development Department, the Community Redevelopment Agency, the Housing Authority of the City of Fort Lauderdale, Broward Housing Partnership Community Land Trust, and Broward County.

4. In addition to the guidance the Commission provided at the Workshop, the AHAC requests additional guidance from the Commission regarding dedicated sources of funding (see Section 3, Item I) since the AHAC believes that dedicated sources of funding, or lack thereof, directly impact all other aspects of the Plan (see Section 3, Items II-V, inclusive).

5. Dedicated sources of funding for Affordable Housing within the City can only come from the following categories:

- A. Federal/State/County programs and funding
- B. City programs and funding
- C. Private Sector programs and funding

6. Federal/State/County programs and funding seem to be unpredictable and subject to severe budget cut-backs; City programs and funding – especially increased real estate property taxes – seem unrealistic; and Private Sector programs and funding is currently limited or non-existent in the City (although they are being used by other governmental entities throughout the United States – including Florida – to provide additional affordable housing opportunities).

7. Private Sector programs and funding include, but are not limited to, the following:

- A. Inclusionary Zoning Programs
- B. Linkage Fee Programs

8. Although there are many ways to structure an Inclusionary Zoning Program (“IZ Program”), the common aspect is that all new residential development is required to either (1) include a certain number of affordable housing units within the new project on-site or (2) make a payment in lieu if the affordable housing units are not included on-site.

9. Although there are many ways to structure a Linkage Fee Program (“LF Program”), the common aspect is that all new commercial development is required to pay an affordable housing fee based on the linkage (nexus) between the construction of new work place buildings within the City and the demand for housing by the new employees who work within these buildings.

10. The AHAC understands the “political” and “policy” issues associated with the Commission considering, and eventually adopting, an IZ Program and LF Program. But given the importance of increasing affordable housing opportunities within the City, now is most likely the best time to explore an IZ Program and LF Program – it will not get easier once the real estate market improves and developers and other business interests begin to lobby against these very important affordable housing programs. Now is the time to do good!!!

11. The AHAC believes that residential development will still continue in the City if the Commission adopts an IZ Program - and not *per se* move to adjacent municipalities - since people want to live and play in Fort Lauderdale.

12. The AHAC believes that commercial development will still continue in the City if the Commission adopts a LF Program - and not *per se* move to adjacent municipalities - since commercial business centers and hotels want to be located in Fort Lauderdale.

13. The AHAC believes that without the Commission considering, and eventually adopting, an IZ Program and LF Program, the other components of the Plan (i.e., Items II-V, inclusive, listed under Section 3) will lack the necessary dedicated sources of funding and, thus, become marginal at best.

14. The Commission's decision for the Plan to include (or not to include) an IZ Program and LF Program will impact all other aspects of the Plan. Therefore, if the AHAC is to complete the Plan in a timely manner (on or before December 2010), receiving additional guidance from the Commission on this very important threshold issue is critical since it will directly impact the rest of the AHAC's preparation of the Plan.

15. Based on the foregoing, the AHAC would welcome the opportunity to discuss with the Commission the scope^(fn.1) of establishing an IZ Program and LF Program at an upcoming Conference Agenda Meeting so that the Commission can provide the AHAC with the additional guidance requested herein. Thank you.

(fn.1) The AHAC does not want the many different possible "details" of an IZ Program and LF Program to delay the Commission considering the basic concepts suggested herein. For discussion purposes only, please assume that the IZ Program will be based on some combination of one of the other 250+ programs in the United States that require a mandatory number of affordable housing units to be developed on-site within the new development project (X% to Y%), or pay a fee in lieu (Z\$). Further, assume that the LF Program will be based on the work that the Metropolitan Center – Florida International University prepared under the recent Broward County Housing Linkage Fee Nexus Study. Assuming the Commission wants the AHAC to include the framework for an IZ Program and LF Program within the Plan, the details can later be researched by the City Attorney's Office and Planning Department and be presented to the Commission for final consideration before the appropriate ordinance(s) are adopted in 2011. At this point in the time, however, the AHAC is only looking for guidance from the Commission on the concept, and not the details, of whether or not to include within the Plan these possible dedicated sources of funding in order to provide additional affordable housing opportunities within the City.